# WARRANTY DEED

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

G-WR-15-3519

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **James Robert Daniel Ward and Jennifer Elizabeth Ward** | New Owner | |
| (NAME) | (NAME) | **137-00-0-067.00** |
| **3519 Couchville Pike** | | |
| (ADDRESS) | (ADDRESS) | |
| **Hermitage, TN 37076** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ALEXANDERIA ELIZABETH HONEYCUTT-SALTSMAN AND JOHN BRUCE SALTSMAN, JR.,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JAMES ROBERT DANIEL WARD AND JENNIFER ELIZABETH WARD, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land located in the 4th, formerly 6th Civil District of Davidson County, Tennessee and being known and designated as all of Lot No. 2 on the Map showing S.A. Buchanan's Subdivision of the Castleman Tract, not of record, described according to survey made by Eric Drake, County Surveyor, November 12, 1932, as follows:

Beginning in the center of Couchville Pike on Franklin College Road at the corner of Lot Nos. 1 and 2, being 555 East of the intersection of Lot No. 1 and the road bordering the J.Y. Purgh Tract; thence with the line between said two lots, South 0' 38' East 996 feet to the Northerly margin of a private road; thence with said road, South 88' 48' East 762 feet to the comer of Lot Nos. 2 and 3; thence with the line between Lot Nos. 2 and 3, North 0' 38' West 1005 feet to the center of Couchville Pike; thence with the same, North 89 1/2' West 762 feet to the beginning, containing 17.5 acres, more or less.

Being the same property conveyed to Alexanderia Elizabeth Honeycutt-Saltsman and husband, John Bruce Saltsman, Jr by Warranty deed from Michele M. Rollins of record in Instrument No. 20131118-0118639 Register's Office for Davidson County, Tennessee, dated November 14, 2013 and recorded on November 18, 2013.

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20081208-0118348, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3519 Couchville Pike , Hermitage, Tennessee 37076**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20150052207 DEEDWARR
Recvd: 06/30/15 08:16 2 pgs
Fees:13.00 Taxes:4440.00
20150630-0062638

Witness my/our hand(s) this the 24th DAY OF JUNE, 2015.

Alexanderia Elizabeth Honeycutt-Saltsman

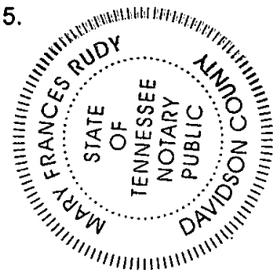
John Bruce Saltsman, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALEXANDERIA ELIZABETH HONEYCUTT-SALTSMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of June, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

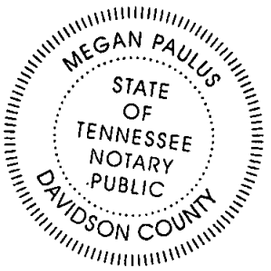



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN BRUCE SALTSMAN, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of June, 2015.

Notary Public
My Commission Expires: 1-9-16
(SEAL)




**RETURN TO:**
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